

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

2/27 Thea Grove, Doncaster East VIC 3109

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

SINGLE  
PRICE

\$975,000

## Median sale price

MEDIAN  
PRICE

\$855,000

UNIT

X

SUBURB

Doncaster East

PERIOD -  
FROM

January 2019

TO

March 2019

SOURCE

REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

ADDRESS OF COMPARABLE PROPERTY

PRICE

DATE OF SALE

22 Talford Street, Doncaster East

\$900,888

16.03.2019

2/19 Devon Drive, Doncaster East

\$960,000

27.10.2018

2/20 Meryl Street, Doncaster East

\$851,000

18.12.2018

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## Comparable properties



**\$900,888**

22 Talford Street, Doncaster East, Victoria

**DATE:** 16.03.2019

**PROPERTY TYPE:** House



3



2



2



325 sqm x



**\$960,000**

2/19 Devon Drive, Doncaster East, Victoria

**DATE:** 27.10.2018

**PROPERTY TYPE:** Unit



3



2



2



295 sqm



**\$851,000**

2/20 Meryl Street, Doncaster East, Victoria

**DATE:** 18.12.2018

**PROPERTY TYPE:** Unit



3



2



1



158 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee